CVILLE PLANS TOGETHER

Steering Committee Meeting

September 1, 2021

Agenda

1. Schedule updates
2. Summary of May-June 2021 Engagement Activities and Input
3. Draft Land Use, Urban Form, and Historic & Cultural Preservation Chapter: Overview of proposed major revisions
4. BREAK (if desired)
5. Draft Future Land Use Map: Overview of proposed revisions
6. Next Steps
7. Questions & Comments from Community Member Attendees (as time allows)

Schedule

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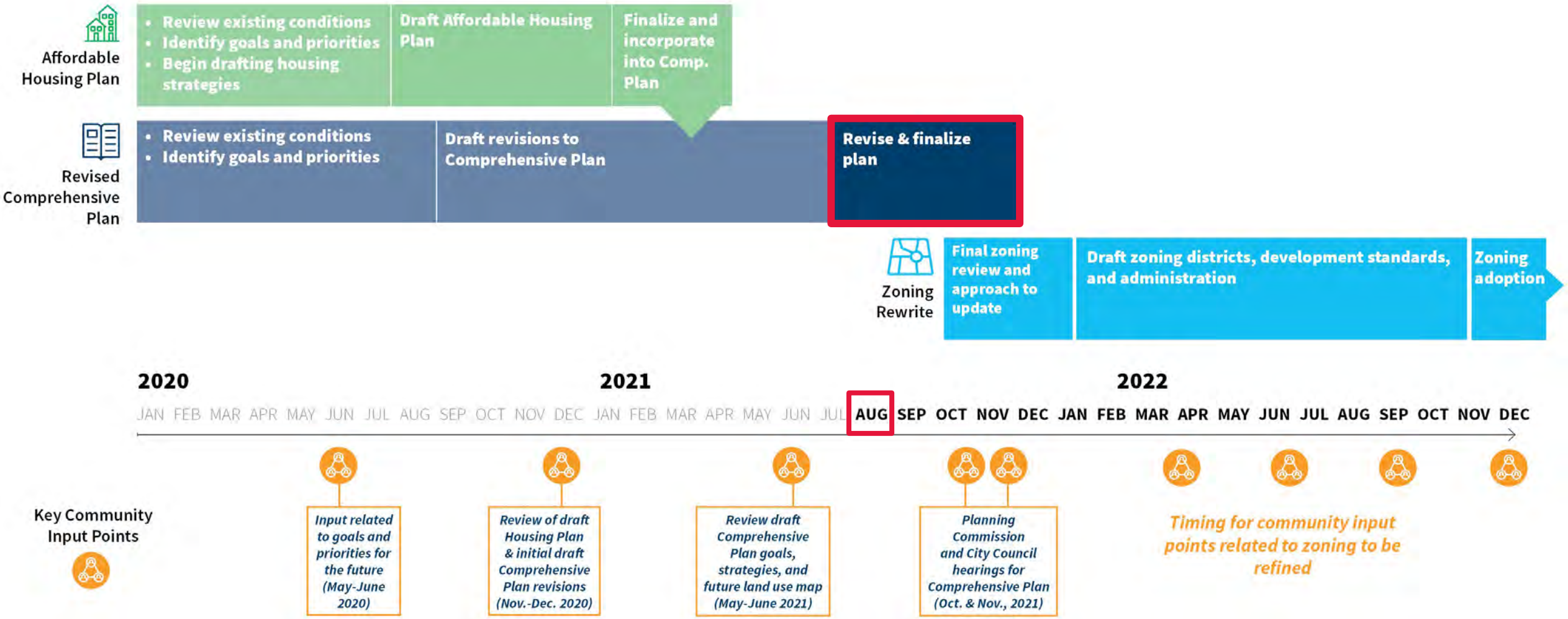
Project Schedule

SUBJECT TO CHANGE - *UPDATED AUGUST 10, 2021*


Affordable Housing Plan
Review existing conditions
Identify goals and priorities
Begin drafting housing strategies
Draft Affordable Housing Plan
Finalize and incorporate into Comp. Plan
Revised Comprehensive Plan
Review existing conditions
Identify goals and priorities
Draft revisions to Comprehensive Plan
Revise & finalize plan
Zoning Rewrite
Final zoning review and approach to update
Draft zoning districts, development standards, and administration
Zoning adoption
2020
2021
2022
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC
Key Community Input Points
Input related to goals and priorities for the future (May-June 2020)
Review of draft Housing Plan & initial draft Comprehensive Plan revisions (Nov.-Dec. 2020)
Review draft Comprehensive Plan goals, strategies, and future land use map (May-June 2021)
Planning Commission and City Council hearings for Comprehensive Plan (Oct. & Nov., 2021)
Timing for community input points related to zoning to be refined

Summary of May-June Engagement Activities

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Community Engagement Activities, May-June 2021

Overview & Purpose

- Comment timeframe of May 3 to June 13, 2021.
- Purpose was to seek feedback on the draft Comprehensive Plan chapters and the draft Future Land Use Map.

Six Pop-up Events

Toll-free Phone Line

Interactive Map

Webinars & Meetings

Emails & Letters

Feedback Form / Survey

Outreach

Awareness

- Media release and email listserv notices
- Dedicated webpage
- Six pop-up events
- Distribution of flyers, yard signs, and door hangers
- Social media accounts (Instagram, Facebook, Twitter)
- Social media advertisements (Facebook and Instagram)
- Digital newspaper advertisements (Daily Progress)

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Participate in planning for the future of Charlottesville!
Cville Plans Together is an opportunity for the Charlottesville community to work together to update the city's vision for the future, focusing on equity and affordability.
Please review the Draft Comprehensive Plan Chapters and Draft Future Land Use Map & share your feedback through June 13. All community comments will be reviewed and considered as part of this process.
Comment Form
Toll-Free Phone Line
Interactive Map
Email
Click here to go to cvilleplanstogether.com/engage3

Digital Ad

Results

Community Input

- Community members submitted over 2,300 comments and questions via email, phone, interactive map, online and paper surveys, pop-up events, and webinars.
- Shared an initial summary with the Planning Commission at the end of June.
- Final summary now shared on website.

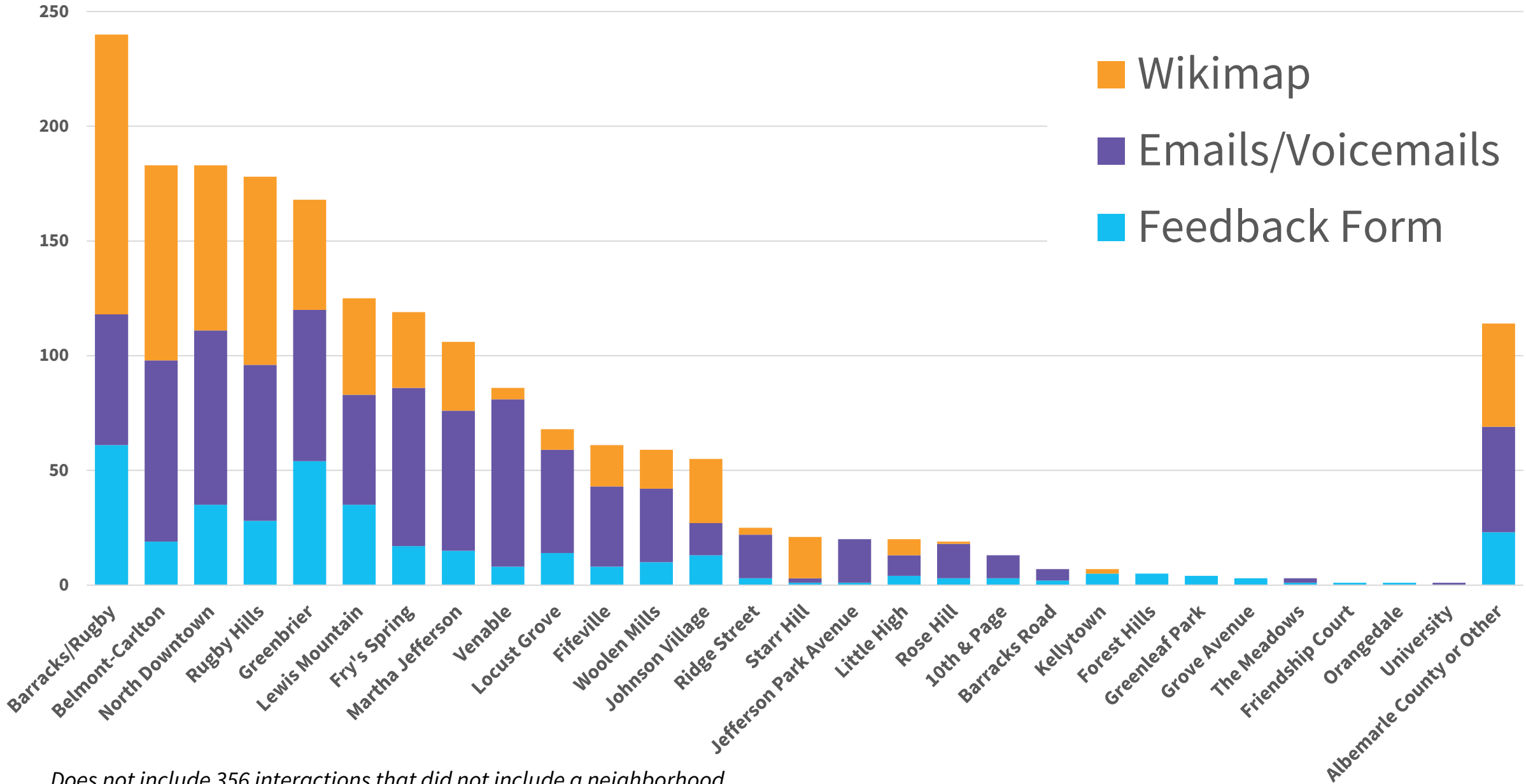
Full summary document available on the website: cvilleplanstogether.com/document-media-center/

COMMUNITY INPUT AND ACTIVITIES
Community Input Period #3: Spring 2021 Community Engagement
Summary of activities and what we heard: available here

Responses to frequently asked questions are also posted on the website, cvilleplanstogether.com

We will share an overview of comments about the Future Land Use Map and the related chapter in later sections.

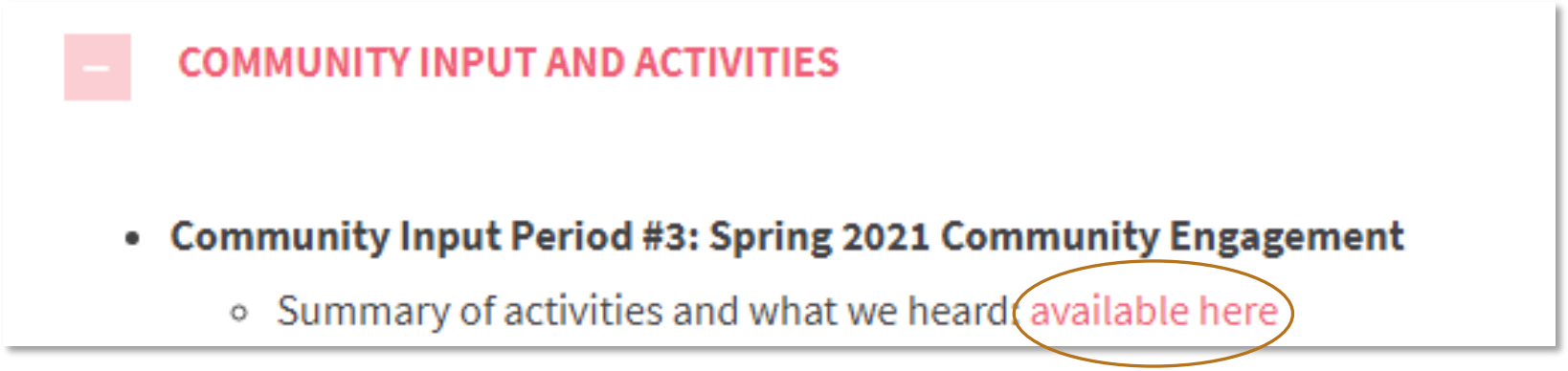
Number of Interactions by Neighborhood



Does not include 356 interactions that did not include a neighborhood.

For more about May-June 2021 Input:

View the full summary document on the website:
cvilleplanstogether.com/document-media-center/


COMMUNITY INPUT AND ACTIVITIES
Community Input Period #3: Spring 2021 Community Engagement
Summary of activities and what we heard available here

FAQ also posted

Discussion/Questions

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Land Use, Urban Form, and Historic & Cultural Preservation Chapter

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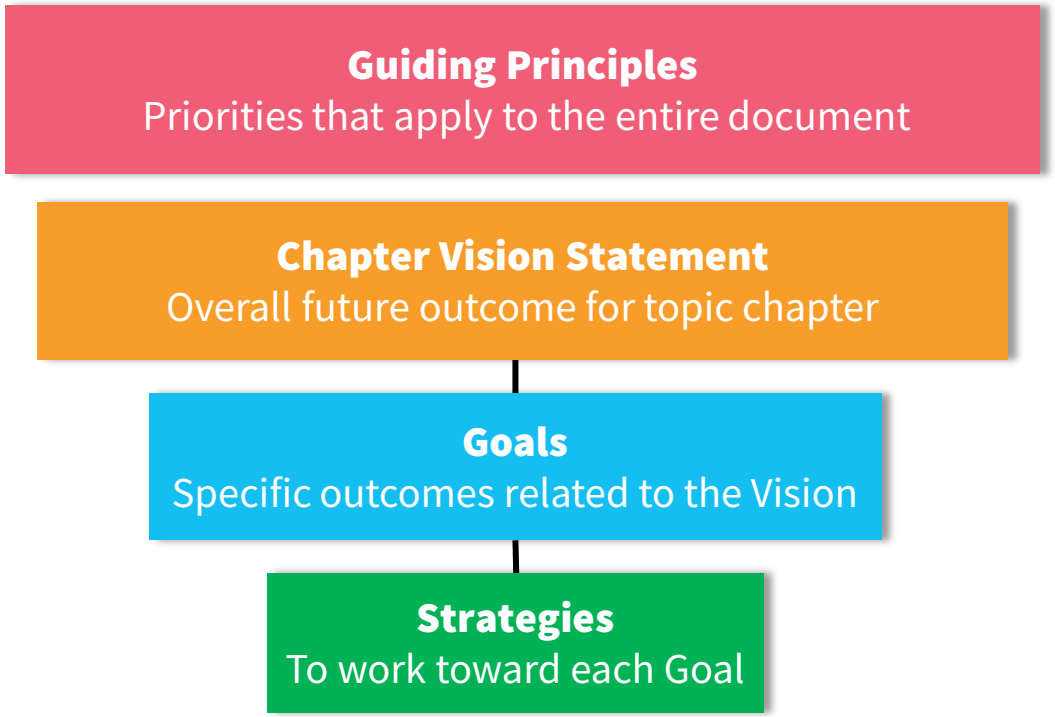
Chapter Overview

Comprehensive Plan Topic-Specific Chapters:

- **Land Use, Urban Form, and Historic and Cultural Preservation**
  - **Includes the Future Land Use Map**
- *Housing*
- *Transportation*
- *Environment, Climate, and Food Equity*
- *Economic Prosperity and Opportunity*
- *Community Facilities and Services*
- *Community Engagement and Collaboration*

Chapter Structure



Land Use Chapter Goal Topics (May 2021 Version)

- **Goal 1.** **Implement the Future Land Use Map**
- **Goal 2.** Balance Preservation with Change
- **Goal 3.** Develop and Implement Small Area Plans
- **Goal 4.** Create a new Zoning Ordinance
- **Goal 5.** Use a Comprehensive, Regional Approach
- **Goal 6.** Strive for Design Excellence
- **Goal 7.** Plan for Entrance Corridors
- **Goal 8.** Expand Understanding and Recognition of Community History and Culture
- **Goal 9.** Conduct a Resource Inventory
- **Goal 10.** Communicate about Historic Resources
- **Goal 11.** Protect Historic Resources

Land Use, Urban Form, and Historic and Cultural Preservation Chapter

Input Received May-June 2021

Comment Themes from Survey	#
Community character, history, height, or scale concerns	**38**
General support/support for more housing, affordability, and density	**29**
Concerns about specific location/neighborhood	**19**
Traffic, transportation, or other infrastructure concerns	15
Do not support (general)	15
Conflicts between housing/land use goals and historic preservation	11
Concerns or ideas about affordability	10
Gentrification/displacement concerns	10

Additional comments about this chapter discussed issues/concerns such as:

- Context-sensitive planning
- City commitment to enhanced multimodal infrastructure (bike/ped/transit)
- Smart growth and addressing climate change
- Incorporation of existing Small Area Plans
- Design excellence as a priority for city placemaking
- City commitment to assessing need for other infrastructure, including that related to utilities, stormwater, etc.
- Need for clarity around metric related to “number of demolition permits” (have clarified that the intent is to reduce the number of demolitions)
- Mitigation of environmental impacts of land use
- Viewsheds and topography
- And more.

Proposed Chapter Updates (High Level Overview)

The chapter revisions are being finalized and will be shared after final revisions are completed. Updates to the May 2021 version include:

- **Clarifications**:
  - Connection with the Future Land Use Map (FLUM)
  - More information about the ties between the FLUM and the Affordable Housing Plan
  - Greater emphasis on design principles that can improve connectivity and quality of life
  - Connection between land use and infrastructure
  - Small Area Plan process
- **Additions**:
  - Section describing the FLUM
  - Urban Development Area designation for the city
  - Potential new Small Area Plan locations
- **Other:**
  - Updates to the Narrative Appendix, including additional explanation of Design Control Districts

Discussion/Questions

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5 Minute Break

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Draft Future Land Use Map: Overview

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Community Land Use Vision

1. Neighborhoods will contain a **variety of housing options**, **services**, and **amenities**, creating an environment that is welcoming, comfortable, and accessible for all

2. Address **inequities related to the distribution of land uses and impacts of development**, increase the **supply and affordability of housing**

3. Ensure neighborhoods are supported by an **efficient transportation network** with a variety of options for travel

4. Improve and protect the health of the **natural environment**, increase access to **urban agriculture and green space**, and support **Smart Growth** strategies

5. Promote a sense of place authentic to this city that **celebrates cultural and historic resources**

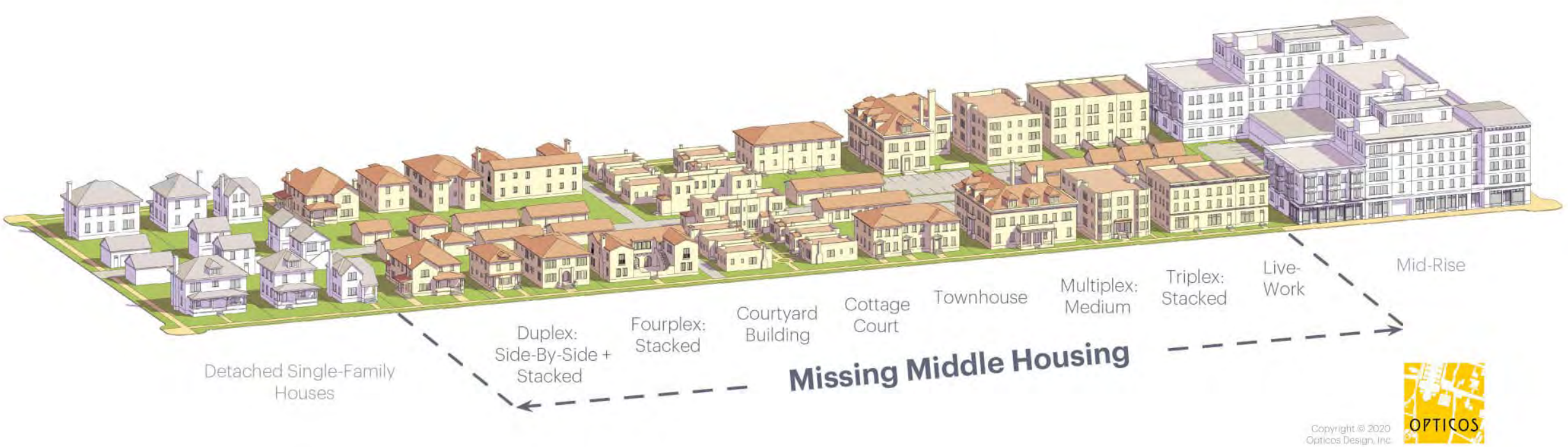
6. Maintain and improve **business and commercial vitality** at appropriate scales throughout the city

A full list of project goals related to land use can be found in the Land Use, Urban Form, and Historic and Cultural Preservation chapter of the Comprehensive Plan

Residential

- Foster **walkable, bikeable, and transit accessible** neighborhoods
- Encourage incremental **“house-sized”,** contextual **infill** within existing residential neighborhoods- **"Missing Middle" housing types**
- Increase opportunities to develop **diverse housing options near schools, parks, shopping districts, and employment centers**
- Include strategies that can help **preserve existing structures**, including the use of Accessory Dwelling Units (ADUs), building additions, transitioning larger single-family houses to apartments, etc.
- Allow for **organic growth of commercial uses** that people need in close proximity to where they live

Residential: "Missing Middle" Housing



Source: www.missingmiddlehousing.com

Mixed Use Nodes & Corridors

- **Facilitate economic activity** in the City and ensure the availability of sites for **incremental business growth** and expansion
- Support the **redevelopment of "under-utilized" gray-field sites** along community corridors
- Provide opportunities to develop a **variety of housing options** near employment and community eservices
- Develop buildings and public spaces that are human-scaled and contribute to placemaking & Charlottesville's authentic **community identity**
- Promote and encourage design elements that enhance **community livability** such as active uses at the ground floor level along key street frontages
- Encourage **compact block and street networks** and a built environment that **facilitates walking, biking, and bus riding**

Draft Future Land Use Map: Input Received

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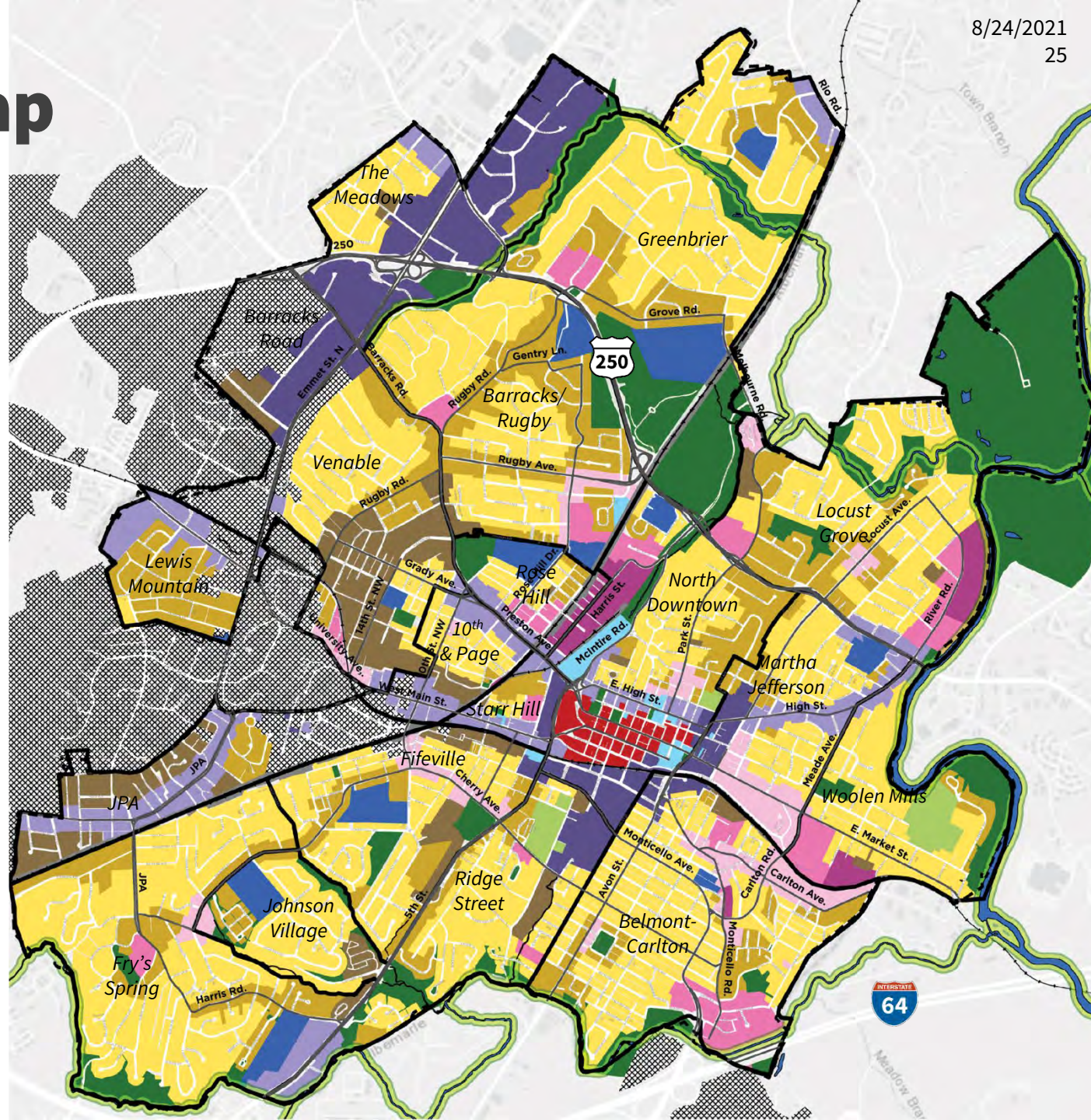
Draft Future Land Use Map (May/June 2021)

LAND USE CATEGORY

- Downtown Core
- Urban Mixed Use Node
- Urban Mixed Use Corridor
- Business And Technology Mixed Use
- Neighborhood Mixed Use Node
- Neighborhood Mixed Use Corridor
- Higher-Intensity Residential
- Medium-Intensity Residential
- General Residential
- Public Park or Open Spaces
- Cemetery
- Civic (Public and Semi-public)
- Education
- UVA
- Stream Buffer

This May 2021 draft was shared for community input in May & June 2021



Community Input Themes: Draft Future Land Use Map (May/June 2021)

Support for goal of improved affordability is nearly universal, but not all agree that the draft Future Land Use Map and Comprehensive Plan/Affordable Housing Plan strategies will achieve the desired outcomes.

IDEAS

- Ensure **displacement protections** for Black and low-wealth residents
- Consider areas for additional **infill development** including currently single-family areas
- Focus on **homeownership** opportunities as well as **deeply affordable** rental housing
- Consider **4-5** units within the "General Residential" category
- Target affordable **"Medium Intensity" development throughout the City**
- Ensure that land use is considered **along with transportation and transit improvements**
- Focus on **underutilized malls and similar properties** instead of current single-family neighborhoods

CONCERNS

- Location of Medium Intensity Residential and mixed-use nodes
- Traffic, transportation, and other infrastructure
- Community character, land use (nodes), history, height, and scale
- Student housing
- Efficacy of proposed strategies
- Property value impacts

QUESTIONS

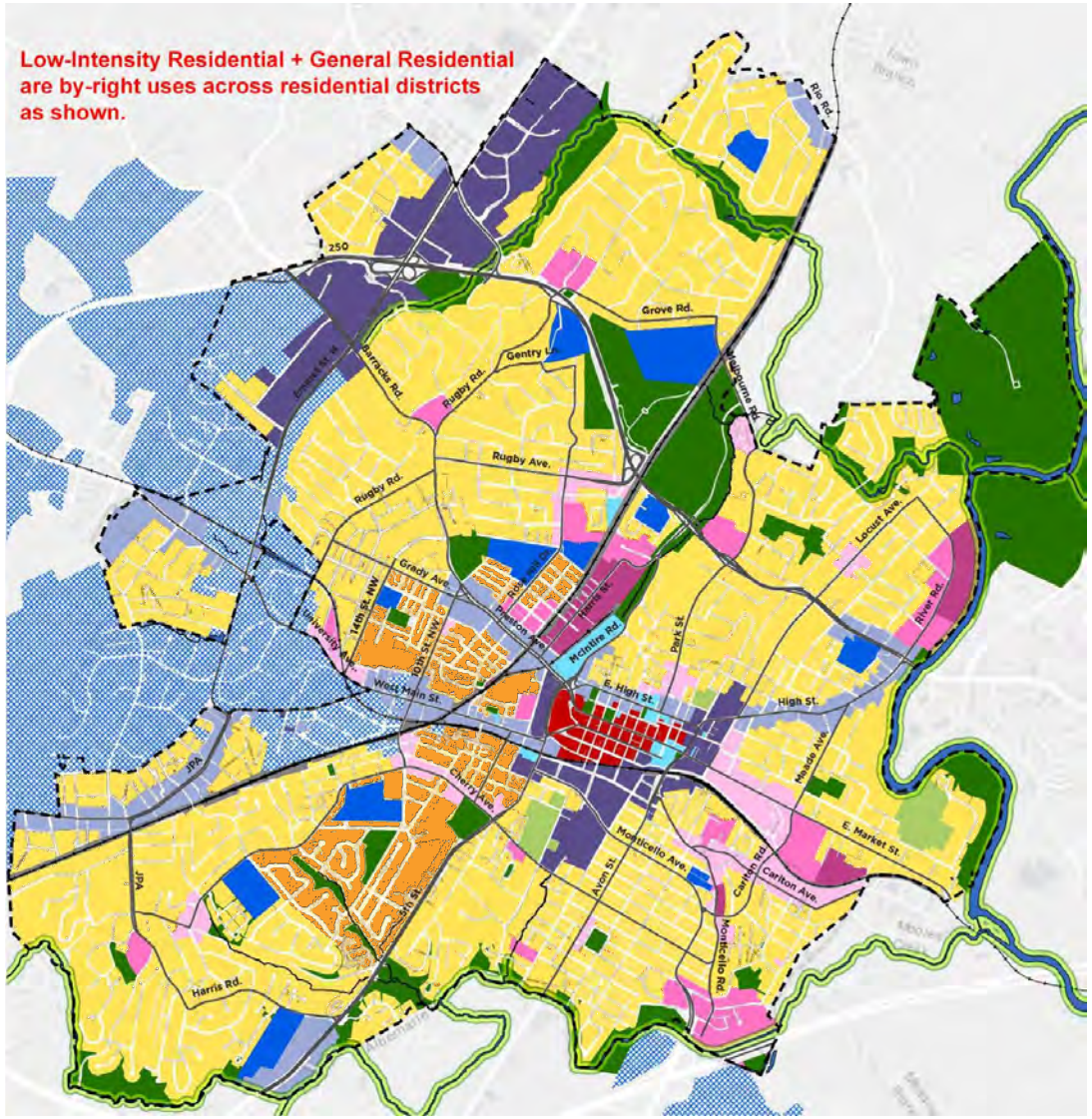
- How will this work in implementation?
- How can the land use map support affordability?
- How can this benefit the entire community and not just developers?
- How were decisions made related to the draft map?
- Where else has this been done?

HAC Future Land Use Alternative Framework (July 2021)

Recommendations presented by the HAC to PC on July 13 include:

- Establish a new Low-Intensity Residential land use category to help protect historically Black and low-income neighborhoods
- General Residential as a base land use intensity for all residential areas outside of Low-Intensity Residential areas
- Allow Medium-Intensity Residential development to be by-right in all existing residential areas if, and only if, affordable housing is part of the development
- Allow High Intensity Residential development as a by-right land use (in specific, scale and context-appropriate parts of the city) if, and only if, affordable housing is part of the development
- Allow for gradations of Middle-Intensity or High-Intensity Residential allowances in different parts of the city
- Define unit affordability thresholds

The Cville Plans Together team has discussed this proposal with HAC representatives and will discuss related ideas this evening.



Housing Advisory Committee (HAC) Draft Future Land Use Map
Conceptual Illustration of Alternative Framework Idea (7-13-21)

Response to HAC Future Land Use Framework (July 2021)

Recommendations presented by the HAC to Planning Commission:

1. Establish a new Low-Intensity Residential land use category to help protect historically Black and low-income neighborhoods
2. General Residential as a base land use intensity for all residential areas outside of Low-Intensity Residential areas
3. Allow Medium-Intensity Residential development to be by-right in all existing residential areas if, and only if, affordable housing is part of the development
4. Allow High Intensity Residential development as a by-right land use (in specific, scale and context-appropriate parts of the city) if, and only if, affordable housing is part of the development
5. Allow for gradations of Middle-Intensity or High-Intensity Residential allowances in different parts of the city
6. Define unit affordability thresholds

Cville Plans Together Response:

1. We agree that it is important to provide additional support to these neighborhoods. We propose the use of the Sensitive Community areas to focus zoning support/requirements and funding related to affordability and mitigation of displacement while allowing additional community wealth building in those areas.
2. We have maintained General Residential as the base, lowest intensity residential land use, and have added a potential fourth unit (if and only if it is affordable at a level to be determined through the zoning process).
3. We have maintained a largely corridor- and community-amenity-focused approach to the medium-intensity areas, and have added that an affordability requirement should be strongly considered for Sensitive Community areas, and potentially other areas, as part of the zoning process.
4. We agree that affordable housing (at a scale to be determined in the zoning process) should be a requirement in most, if not all, of these areas.
5. The zoning process will break each of the land use categories into smaller zoning areas, which we will establish transitions.
6. The Inclusionary Zoning process and other zoning mechanisms will establish these thresholds.

Draft Future Land Use Map: Proposed Revisions

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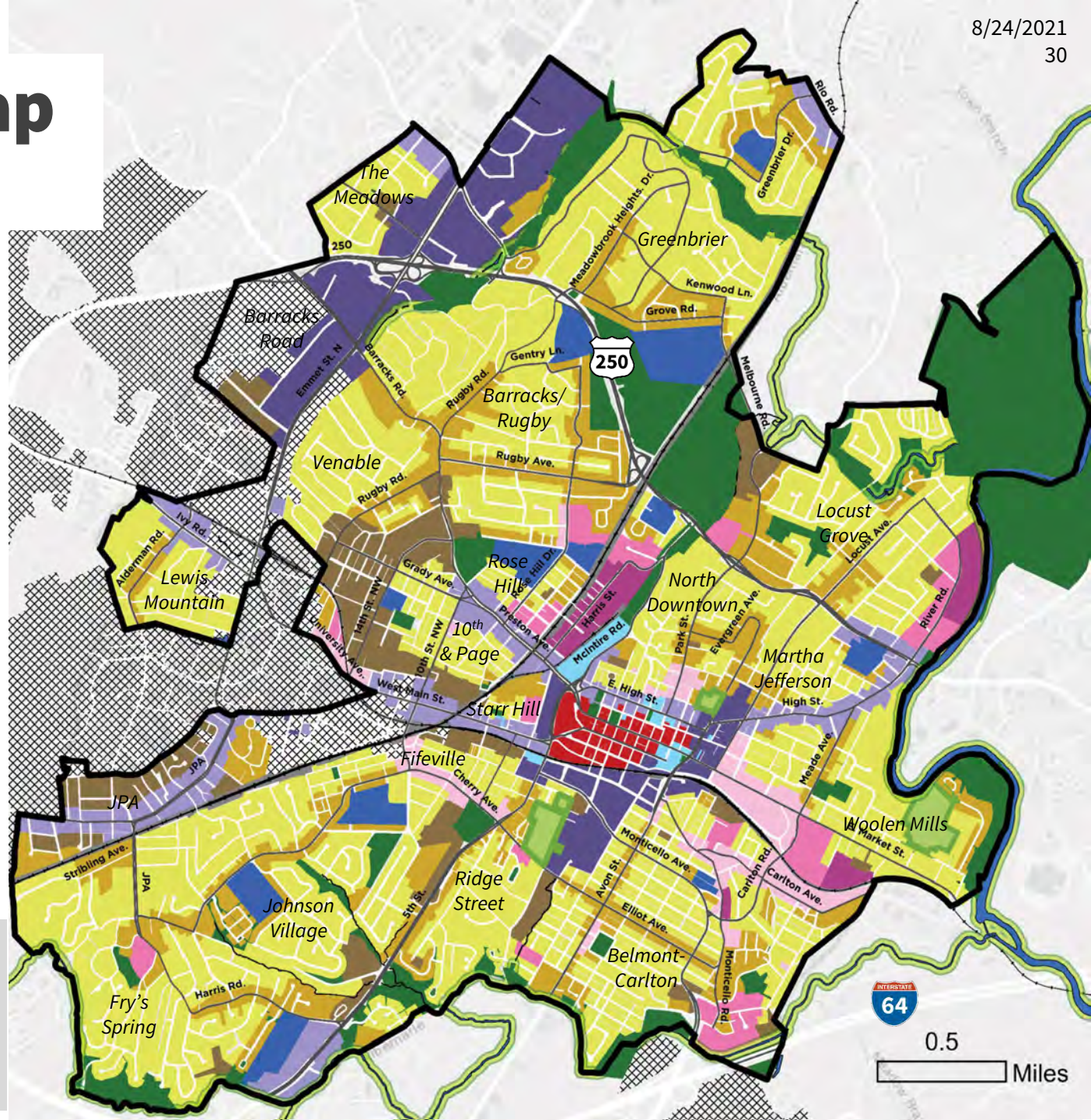
Draft Future Land Use Map (August 2021)

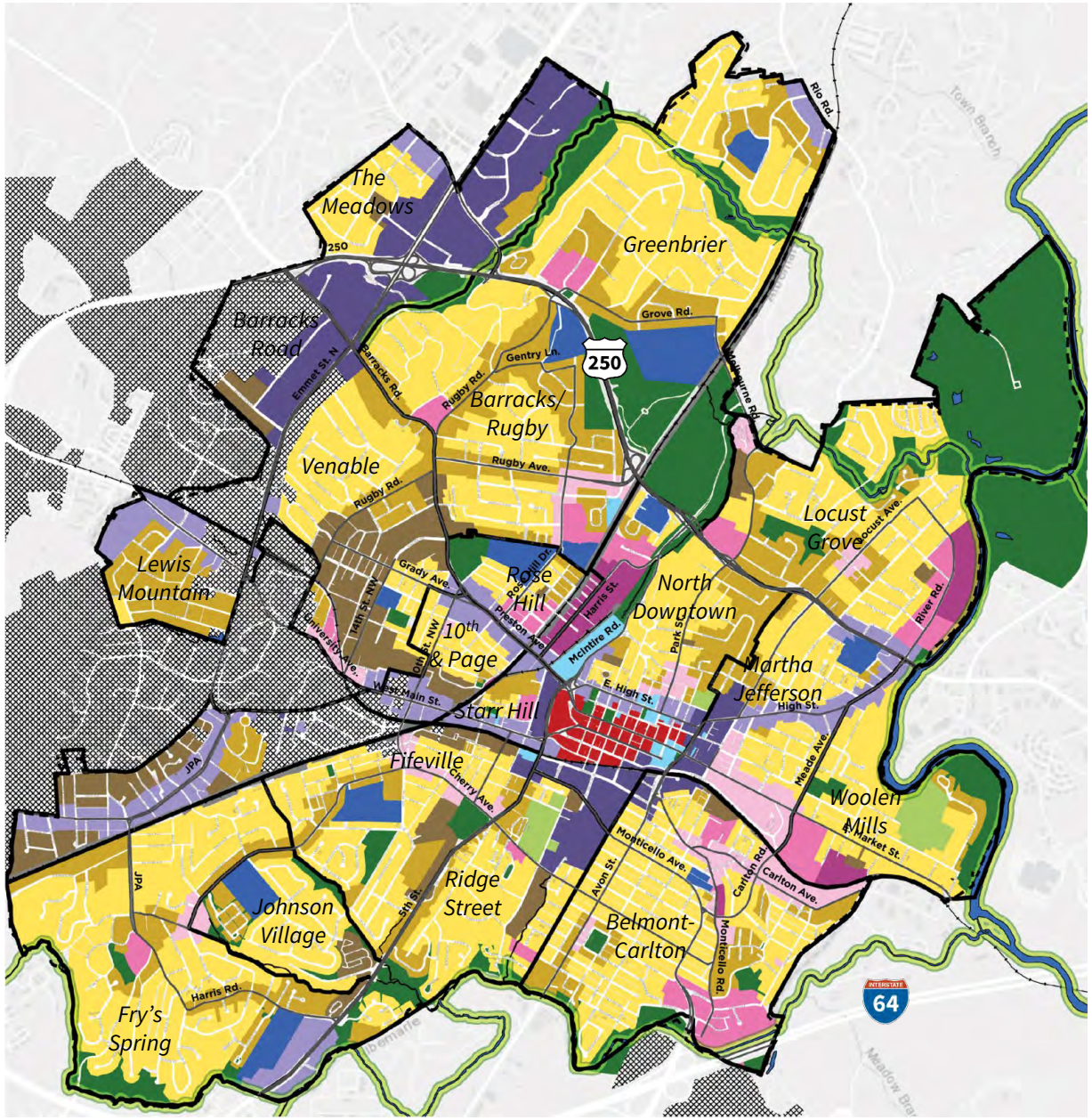
LAND USE CATEGORY

- Downtown Core
- Urban Mixed Use Node
- Urban Mixed Use Corridor
- Business And Technology Mixed Use
- Neighborhood Mixed Use Node
- Neighborhood Mixed Use Corridor
- Higher-Intensity Residential
- Medium-Intensity Residential
- General Residential
- Open Spaces and Parks
- Cemetery
- Civic
- Education
- UVA
- Stream Buffer

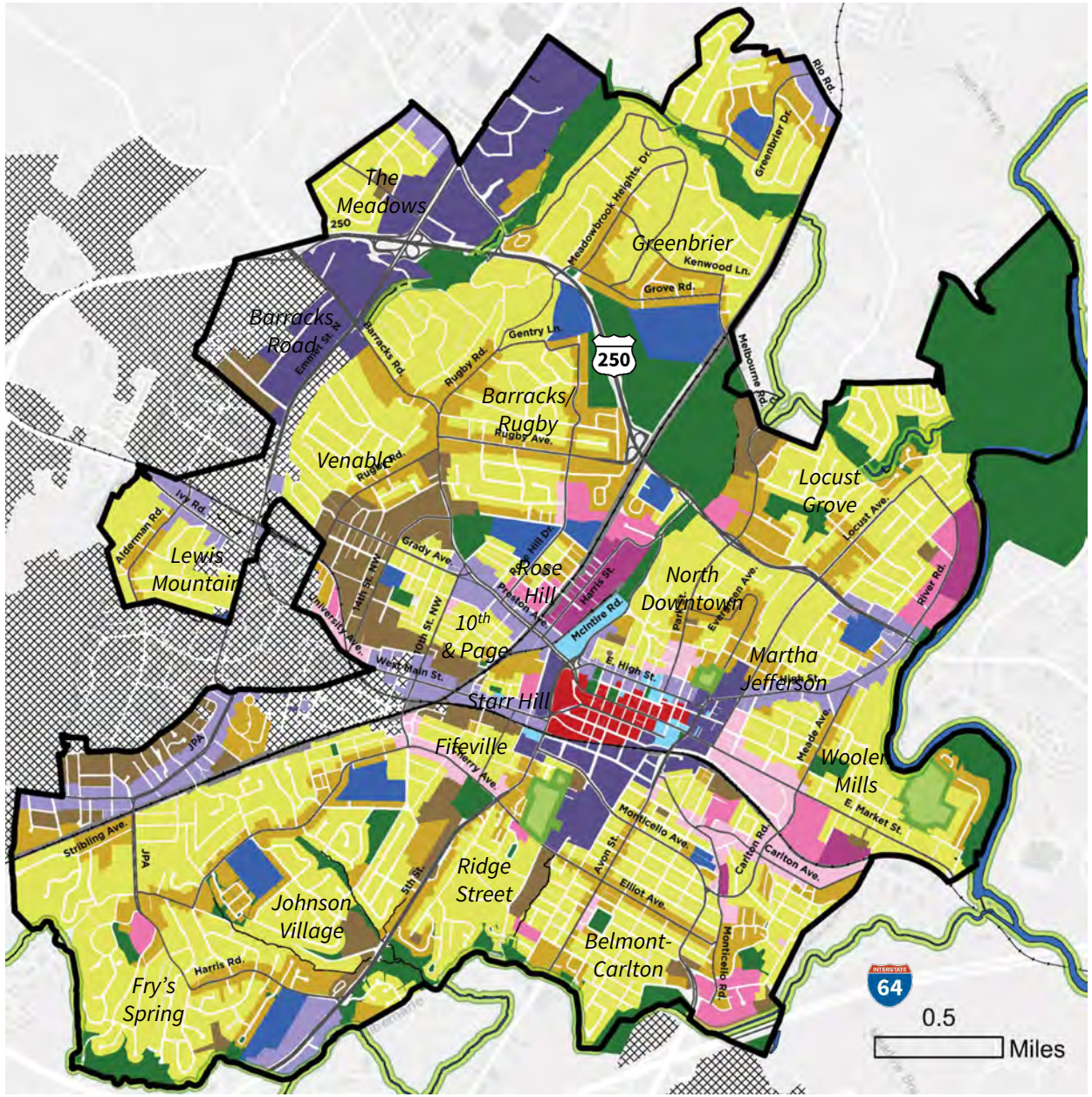
This is a proposed draft revision to the May 2021 draft map, taking into account community input. You can also view a higher-resolution version here.



Draft Future Land Use Map (May 2021)



Draft Future Land Use Map (August 2021)

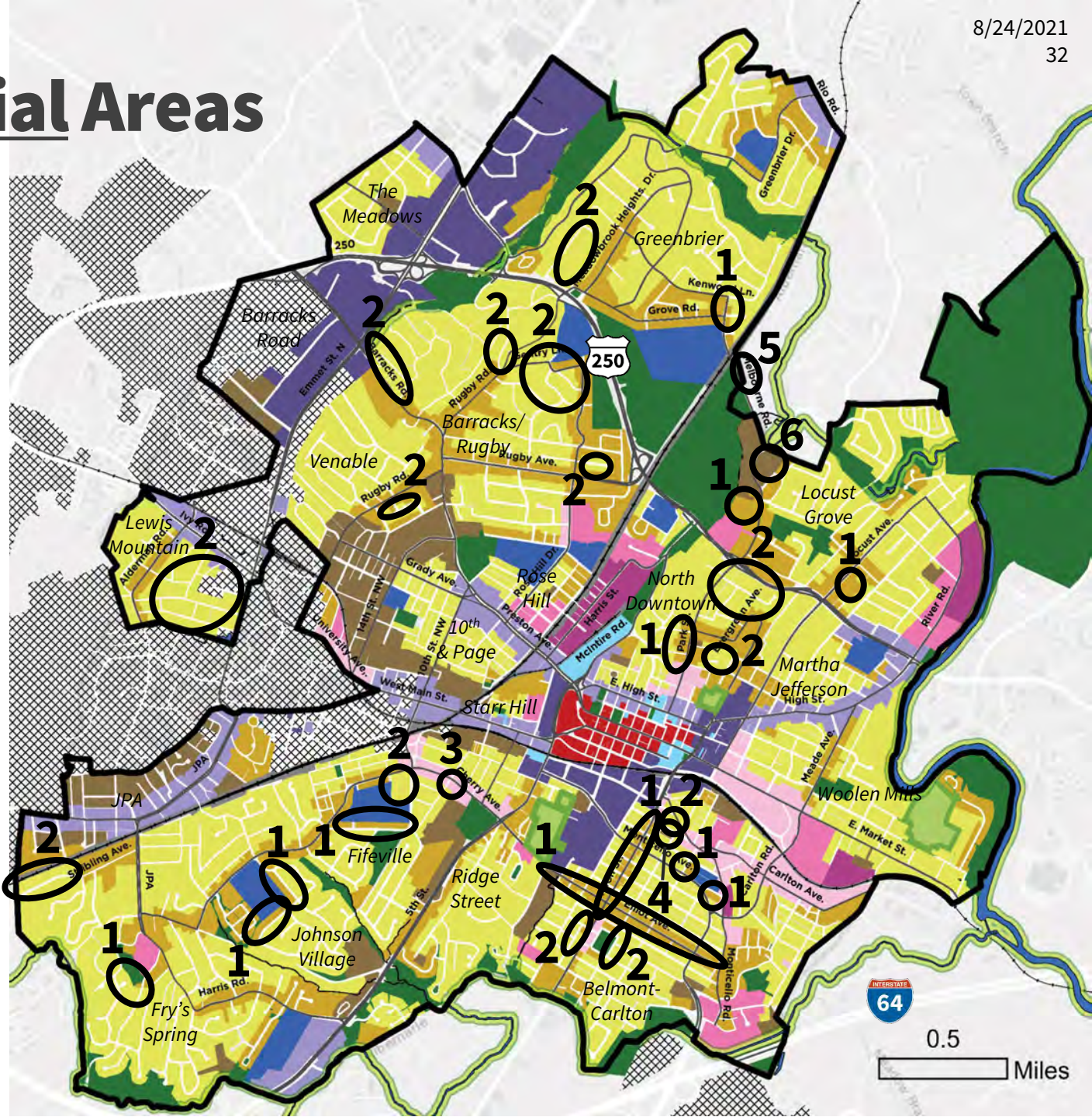


Key Updates to Residential Areas

DRAFT PLAN CHANGES SINCE MAY

1. Changed General Residential to Medium-Intensity Residential
2. Changed Medium Intensity Residential to General Residential
3. Changed General Residential to Neighborhood Corridor Mixed Use
4. Changed from General Residential to Higher-Intensity Residential
5. Changed General Residential to Parks and Open Space
6. Changed from Medium Intensity Residential to Higher-Intensity Residential

Additional, minor updates were made based upon site specific comments/corrections and general map refinements

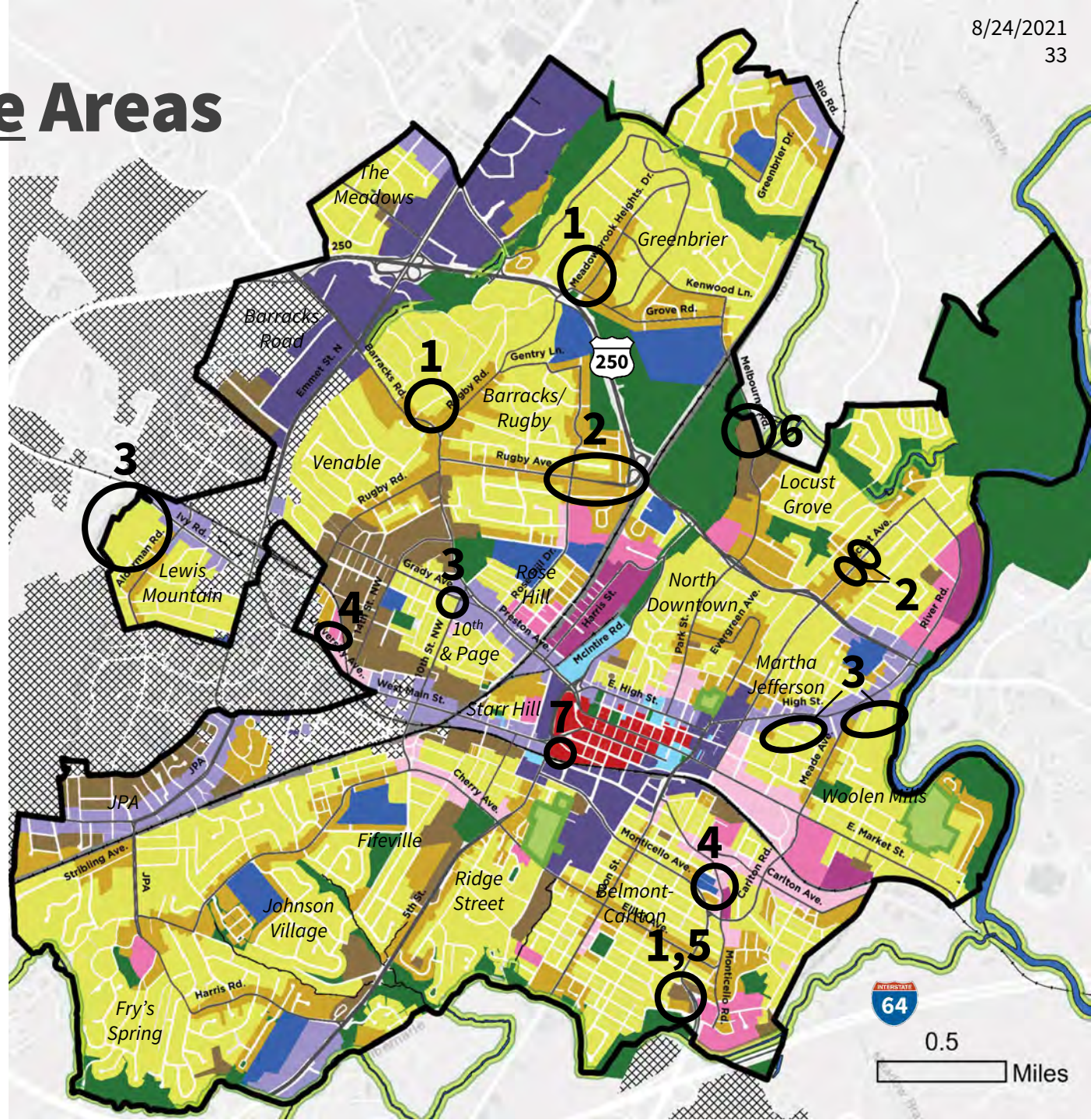


Key Updates to Mixed Use Areas

DRAFT PLAN CHANGES SINCE MAY

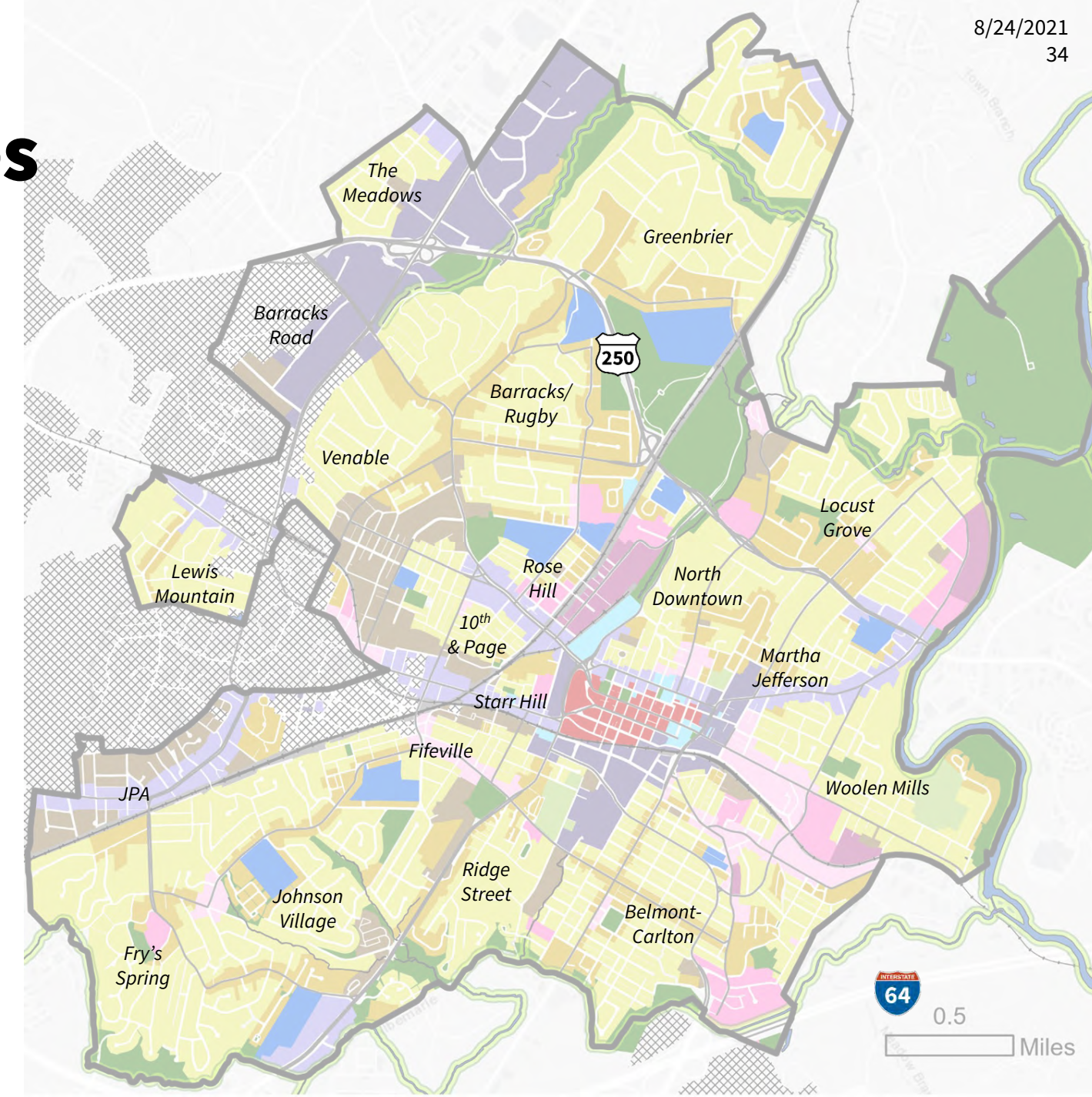
1. Changed Neighborhood Mixed Use Node to Medium Intensity Residential
2. Changed Neighborhood Mixed Use Corridor to Medium Intensity Residential
3. Changed Urban Mixed Use Corridor to General Residential
4. Changed Neighborhood Mixed Use Node to Neighborhood Mixed Use Corridor
5. Changed Neighborhood Mixed Use Node to Higher Intensity Residential
6. Changed Neighborhood Mixed Use Corridor to Higher Intensity Residential
7. Changed Urban Mixed Use Corridor to Downtown

Additional, minor updates were made based upon site specific comments and general map refinements



Sensitive Communities

- A clear theme from community input and the HAC framework was the **need to identify and support the communities** that are most sensitive to displacement pressures and **at risk of displacement.**
- Retaining existing homes and residents, and supporting homeownership and generational wealth-building, is **important throughout the city**, but there are **sensitive areas** that may require additional affordability requirements, incentives, or other tools to support these goals.
- These areas are proposed for **consideration of additional tools** within the zoning rewrite process (such as requiredor incentivized affordability levels), as well as prioritization of funding.



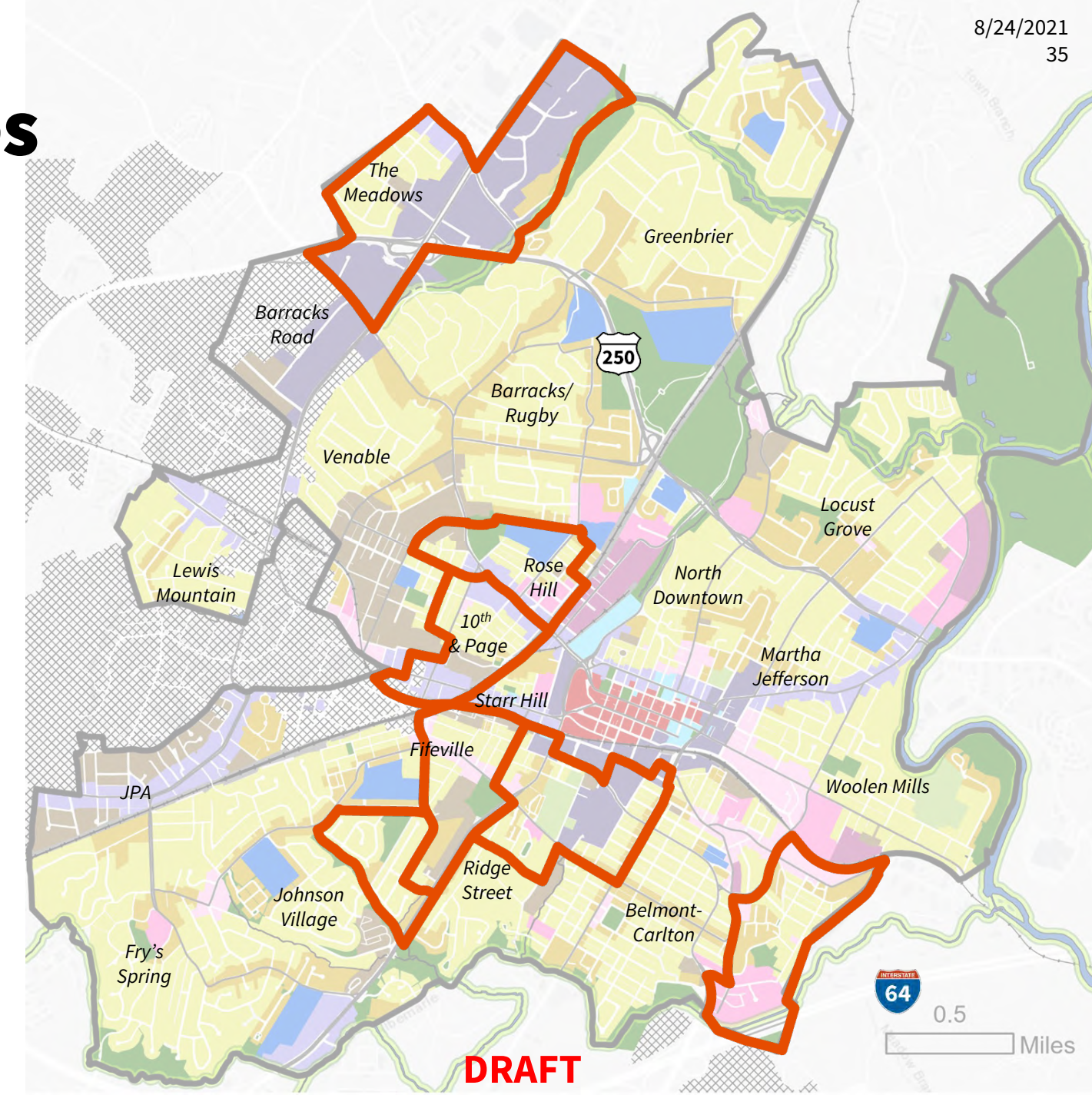
Sensitive Communities

Dark Orange Outline = Draft Sensitive Communities Layer

Factors Included in Analysis:

- % Household Income <$30,000/year, about 30% AMI
- % People of Color (% of Community that is not White/Non-Hispanic)

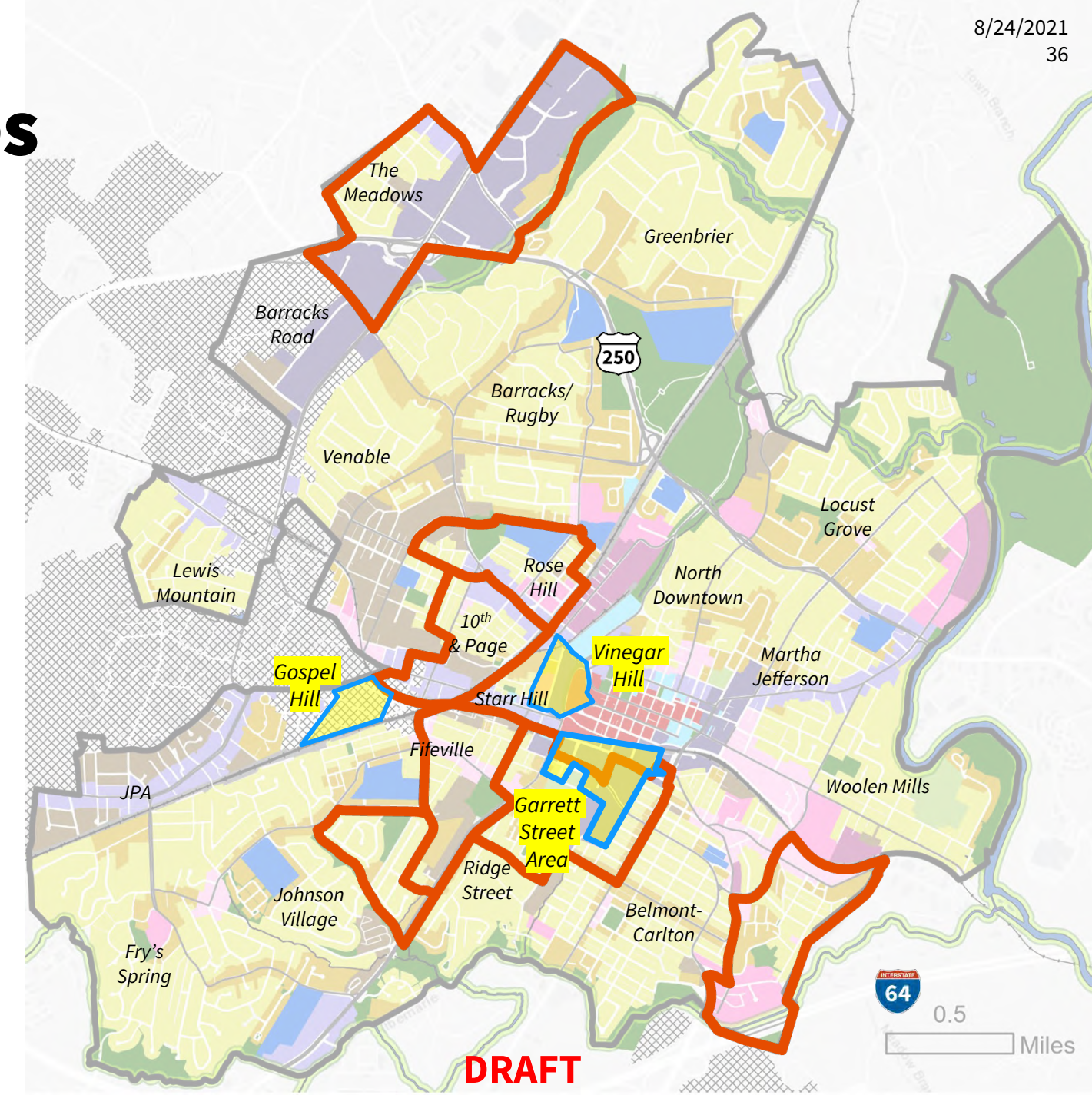
Data: Block Groups, ACS 2018 5-Year Estimates



Sensitive Communities

Additional factors that could potentially be considered:

- Housing cost (or change in housing cost over time)
- Likelihood of site redevelopment (based on improvement value/land value ratio)
- Age (aging in place)
- Disability status
- Impacts of historic land use decisions
  - E.g., displacement caused by urban renewal in Vinegar Hill and Garrett Street area; Gospel Hill;
  - Racially restrictive covenants



Residential

GENERAL RESIDENTIAL

Allow for additional housing choice within existing residential neighborhoods throughout the City

USES

Up to 3-unit dwellings including existing single-family splits, accessory dwelling units (ADUs). Allow up to 4-unit dwellings if the fourth unit is affordable. Zoning tools will regulate affordability and maximum allowable development. Limited commercial uses allowed.

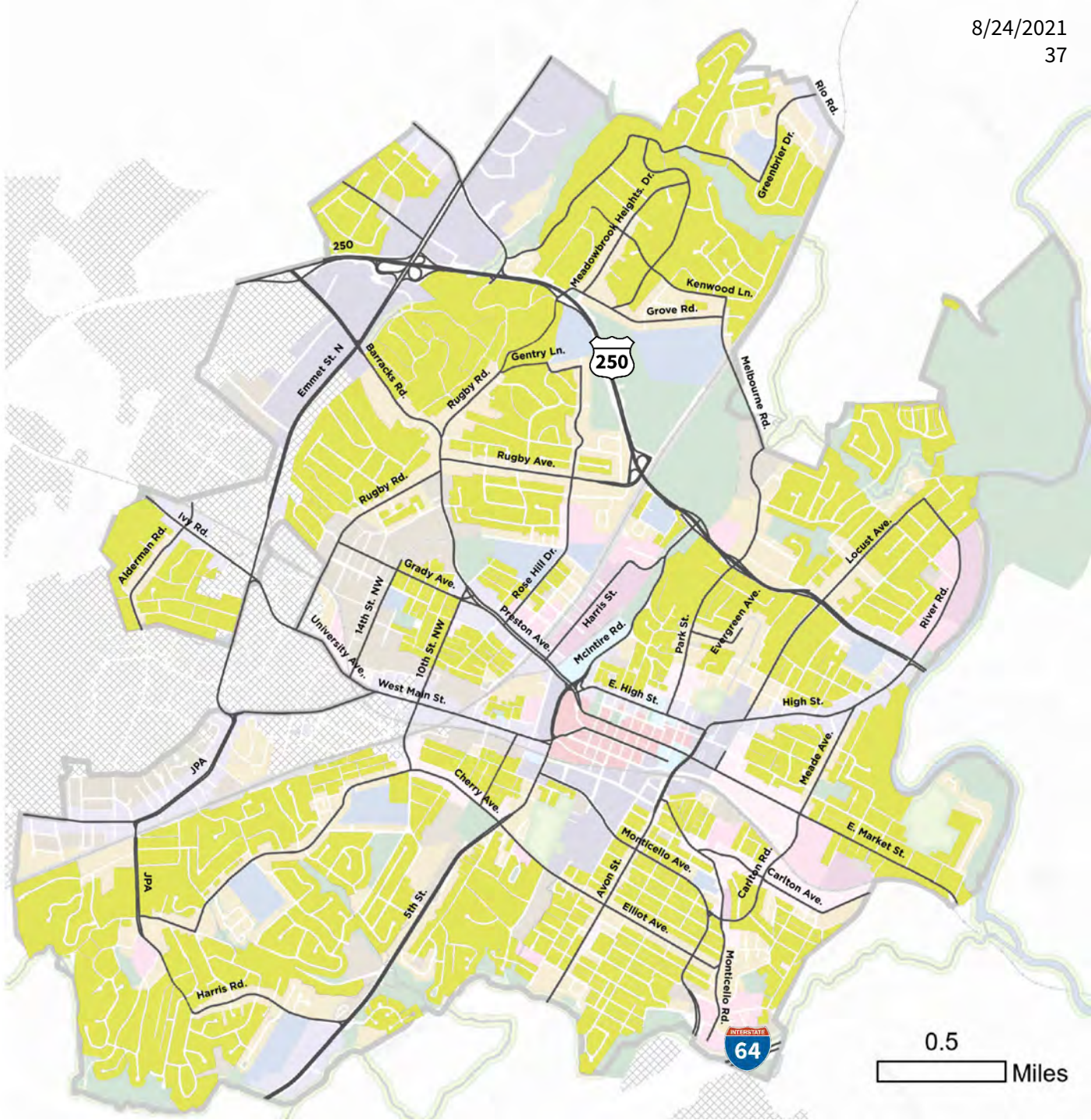
FORM

Compatible with existing residential and historic neighborhood context. Highest building heights according to context. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, etc.)

HEIGHT

2.5
Up to ~~3.5~~ stories. ~~2-2.5 stories average.~~

Red = Changed/added since May Draft



Residential

MEDIUM INTENSITY RESIDENTIAL

Increase opportunities for affordable housing development along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally unaffordable.

USES

Small, "house-sized" multi-unit buildings (~~4~~ **Up to** 12 units), accessory dwelling units (ADUs), cottage courts, rowhouses, townhouses. Zoning tools will regulate maximum allowable development including units per lot. Limited commercial uses allowed.

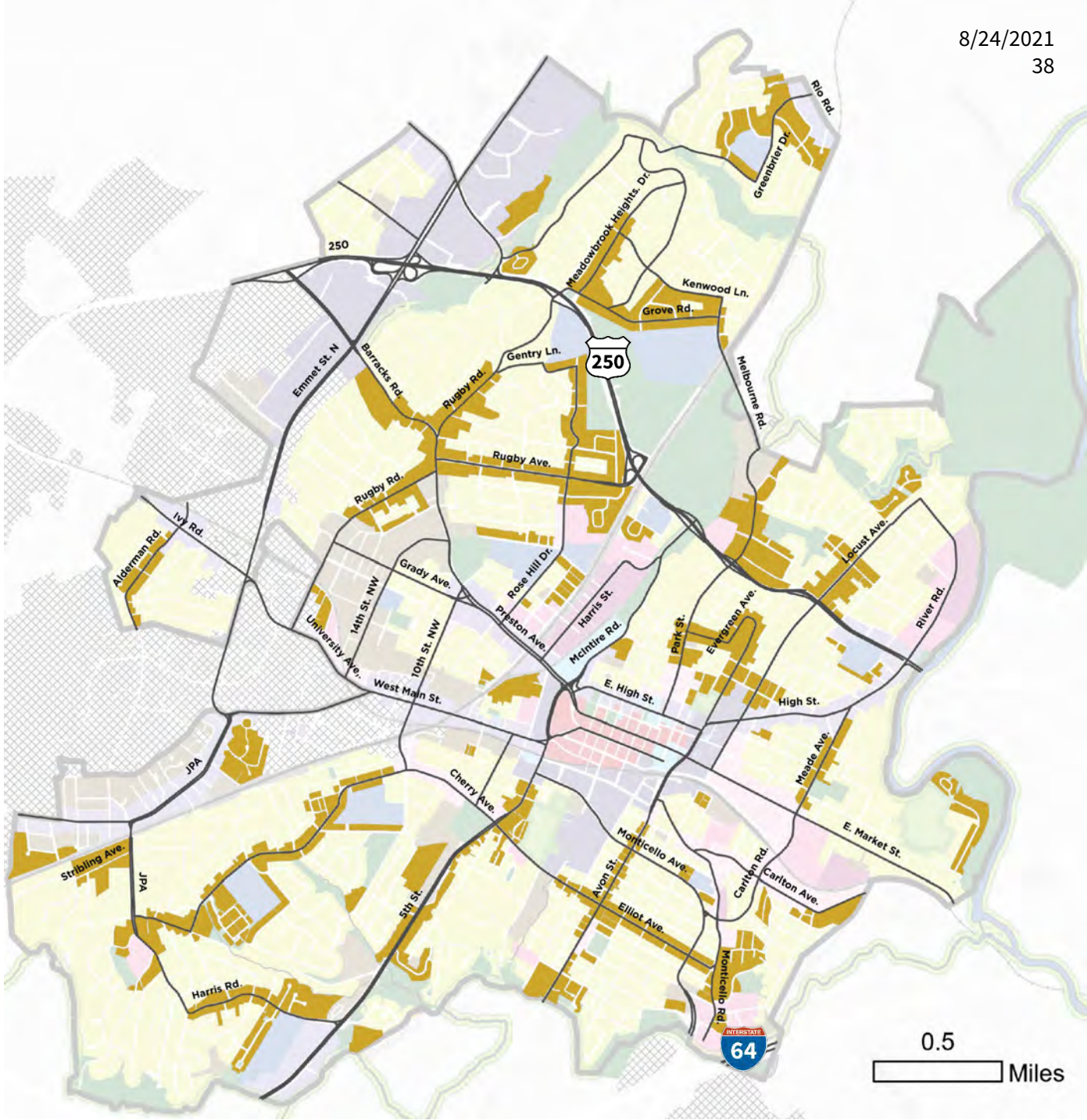
FORM

Compatible with existing residential and historic neighborhood context. Highest building heights according to context. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, etc.)

HEIGHT

Up to 3 stories **4**

~~3 stories average.~~ Up to ~~4.5~~ stories allowed at sites with appropriate depth, to meet affordability goals, where compatible with existing residential uses and mixed-use development. Zoning tools will regulate affordability and maximum allowable development.



Residential

HIGHER-INTENSITY RESIDENTIAL

Neighborhoods and sites for multi-unit housing. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.

USES

Multi-unit housing (13+). May include large and/or smaller-scaled buildings. Limited ground floor commercial uses encouraged.

FORM

All residential categories: compatible with existing residential and historic neighborhood context. Highest building heights according to context. Zoning tools will define building form and neighborhood compatibility criteria for development (e.g., lot coverage, topography, parking, etc.)

HEIGHT

Up to 5 stories.

Mixed Use Nodes

NEIGHBORHOOD MIXED USE NODE

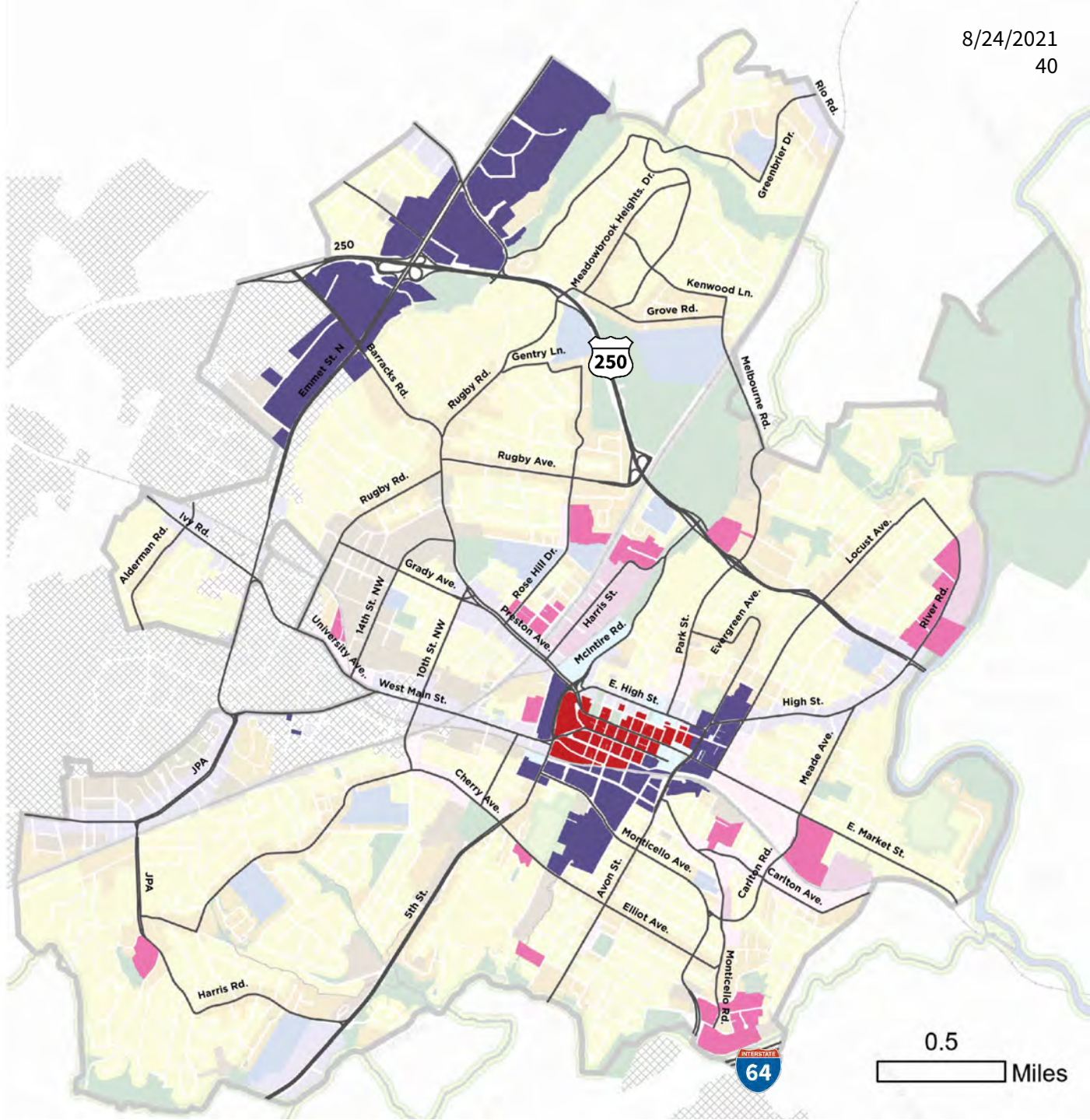
Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding residential areas.

URBAN MIXED USE NODE

Urban mixed use areas that support housing, employment, and commercial goals and needs at key locations.

DOWNTOWN

A primary, central activity hub for the city.



Mixed Use Nodes

	Neighborhood Mixed Use Node	Urban Mixed Use Node	Downtown
USES	Commercial, employment, residential. A mix of uses in the same building ("vertical mixed use") is encouraged. Support ground floor uses which encourage an active pedestrian environment, for example, shops, restaurants, salons, etc.		
FORM	Respond to existing residential, environmental and historic context. Create new, complete districts comprised of walkable streets, civic amenity spaces, and an intensive mix of land uses.		Compatible with, and respond to, the existing urban scale and historic/civic context.
HEIGHT	Up to 4 stories. 5 stories allowed internal to sites with appropriate depth to allow transitions to surrounding uses.	5-8 stories. Up to 10 stories maximum where appropriate and when Comprehensive Plan goals, such as goals related to housing affordability and community wealth building can be achieved.	2-6 stories. Up to 10 stories maximum where appropriate and when Comprehensive Plan goals, such as goals related to housing affordability and community wealth building can be achieved.

Mixed Use Corridors

NEIGHBORHOOD MIXED USE CORRIDOR

Neighborhood mixed use areas arranged along corridors that support existing residential districts.

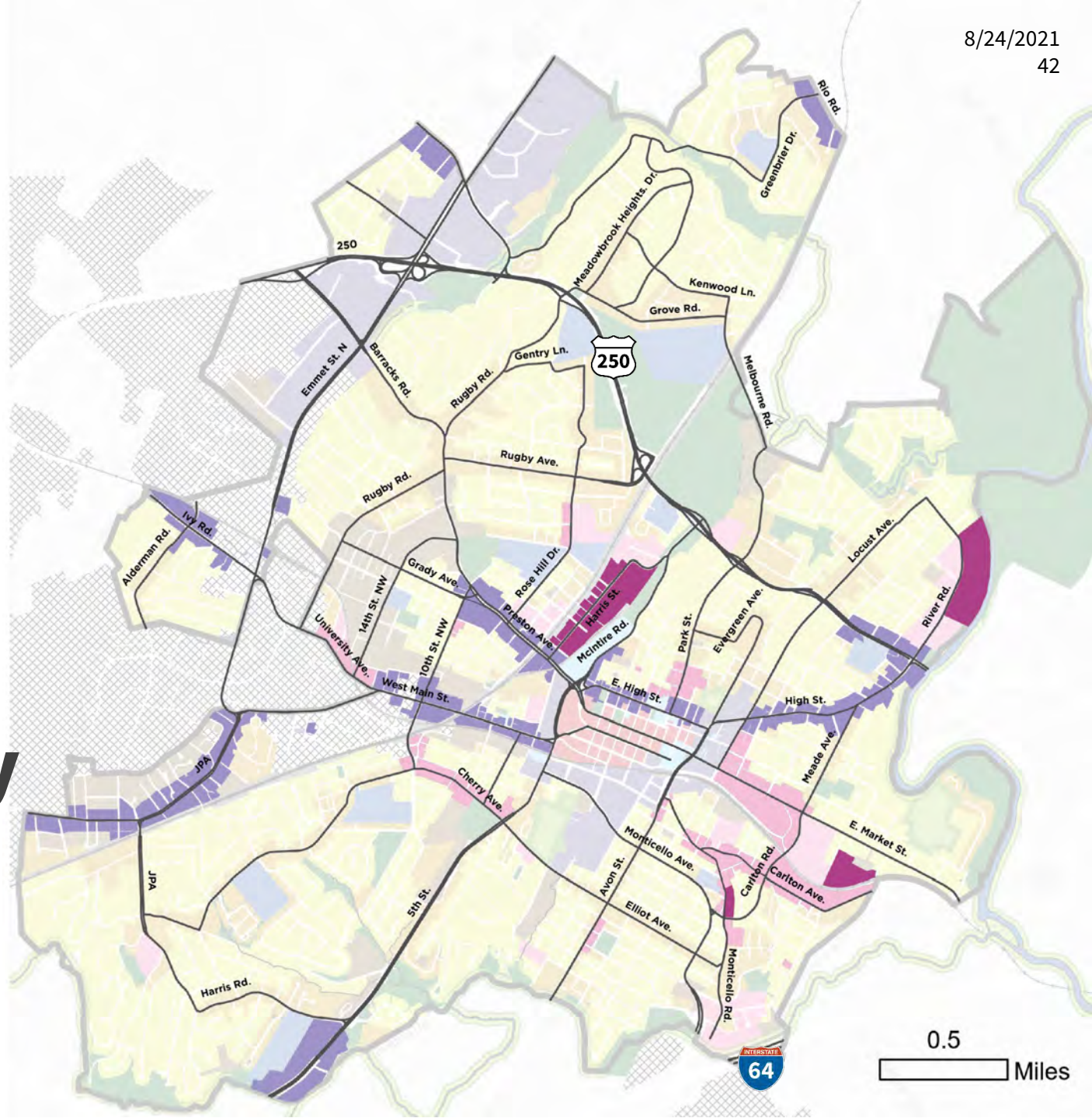
URBAN MIXED USE CORRIDOR

Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the city.

Business & Technology

BUSINESS AND TECHNOLOGY MIXED USE

Light industrial and production uses as well as additional commercial and residential uses (where appropriate).



Mixed Use Corridors / Business & Technology

	Neighborhood Mixed Use Corridor	Urban Mixed Use Corridor	Business & Technology Mixed Use
USES	Commercial, employment, residential (including small multi-unit and live-work unit buildings). Active ground floor uses.	Commercial, employment, residential. Active ground floor uses	Light industrial/manufacturing, technology, business, residential (allowed in upper floors). Active ground floor uses encouraged.
FORM	Neighborhood character. Respond to existing residential, environmental and historic context	Respond to existing residential, environmental and historic context	Reclaim/reuse land through rehabilitation for human use and environmental health
HEIGHT	Up to 5 stories, general average of 3 stories. Highest buildings at intersections or at sites with larger land areas	5 stories, up to 8 at key intersections (such as intersections of Downtown, Industrial, Mixed Use, or Neighborhood corridors in the Streets That Work plan)	Up to 6 stories

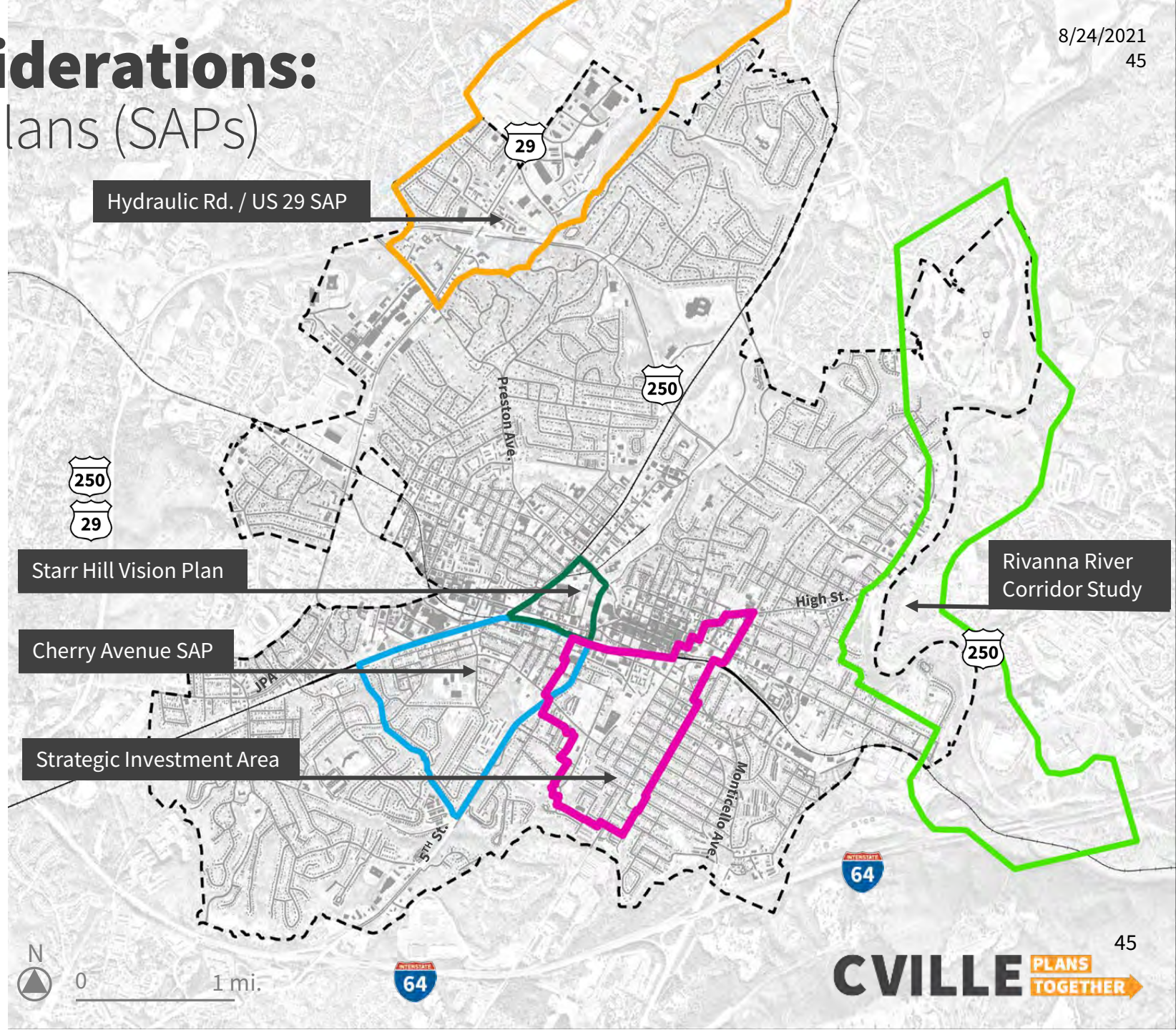
Development Considerations

- **Height:** Final maximum height for all parcels will be determined in the zoning regulations, and will based on the height of neighboring areas, among other factors. Each Future Land Use category will include several zoning categories to address the characteristics of unique areas of the city.
- **Design Control Districts:** The City has established four types of design control designations. Within each type of design control district, the goal is that new structures, additions, and related elements will be in harmony with the scale and character of the existing buildings, sites, and landscapes.
- **Environmental Issues:** Development must consider various factors that will determine site specific build-out opportunities…
  - Critical slopes
  - Rivanna River and stream corridors
  - Stormwater runoff
  - Floodplains
  - Topography
- **Tree Canopy:** Retention, replacement, and additions.
- **Transportation:** Private and public (City) investment must support enhanced safety and access for walkability, bikeability, and transit.

The upcoming Zoning Code rewrite will include an inclusive and iterative community engagement process

Development Considerations:
Completed Small Area Plans (SAPs)

- **Recent Small Area Plans (or similar)**
  - Strategic Investment Area (2013)
  - Hydraulic-29 Small Area Plan (2018)
  - Cherry Avenue Small Area Plan (2021)
  - Starr Hill Vision Plan (2021)
  - Urban Rivanna River Corridor Plan (In Progress)



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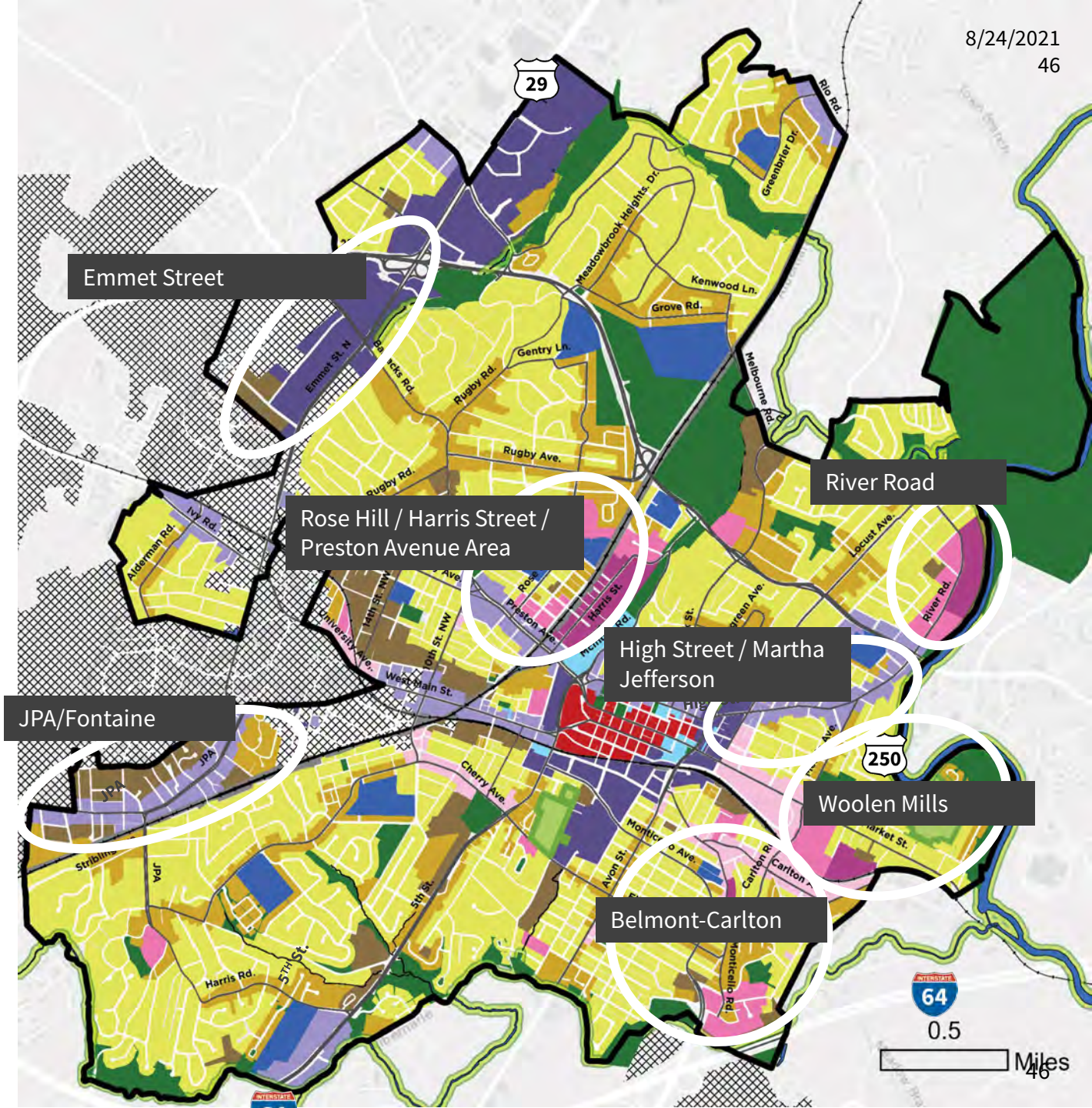
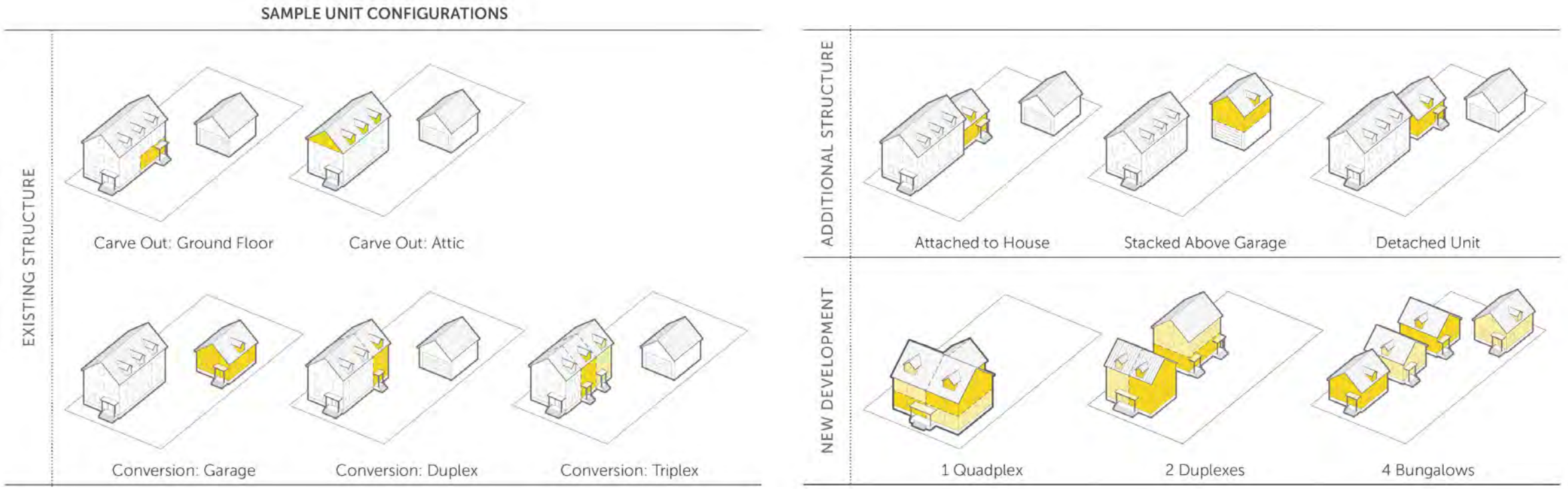
Potential Future SAPs

- **Potential future Small Area Plan locations (in alphabetical order) [Draft list]:**
  - Belmont-Carlton
  - Emmet Street Corridor
  - High Street / Martha Jefferson Area
  - Jefferson Park Avenue / Fontaine Avenue Corridor
  - River Road Area
  - Rose Hill / Harris Street / Preston Avenue Area
  - Woolen Mills



Development of Zoning Tools: Examples



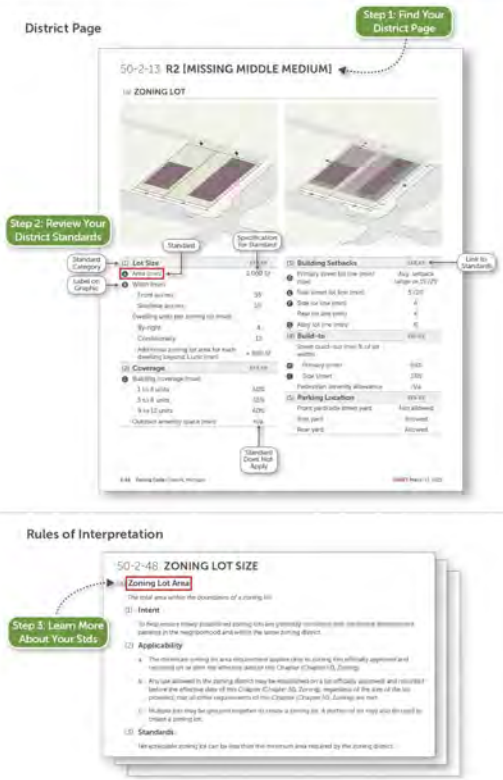
Examples are precedents shown for illustrative purposes only. Images do not reflect proposed zoning changes.

Development of Zoning Tools: Examples

(c) District Page

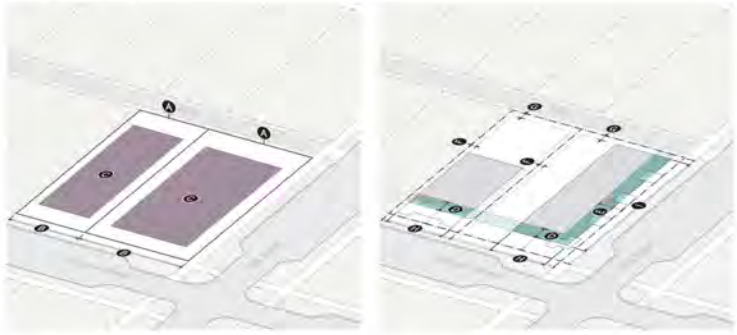
(1) Each district page identifies the standards specific to that district as shown below.

(2) Each district standard category on a district page provides a reference to *Division 7. Rules of Interpretation*, where the standards within that category are explained in detail.


District Page
Step 1: Find Your District Page
50-2-13 R2 [MISSING MIDDLE MEDIUM]
(a) ZONING LOT
Step 2: Review Your District Standards
Rules of Interpretation
50-2-48 ZONING LOT SIZE
Zoning Lot Area
Step 3: Learn More About Your Stds

50-2-5. R2 [MISSING MIDDLE MEDIUM]

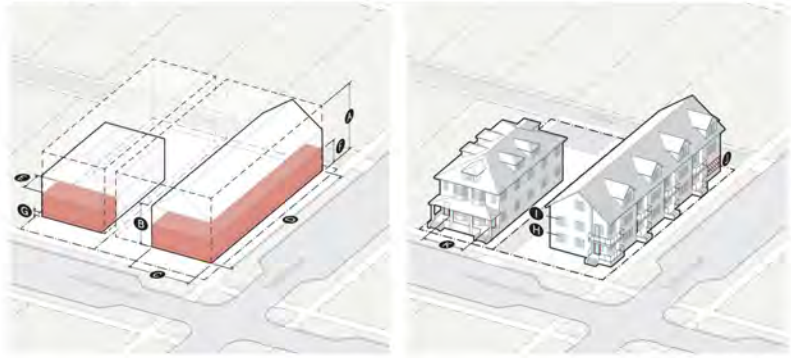
(a) ZONING LOT



(1) Lot Size	50-2-40
A Area (min)	2,000 SF
B Width (min)	
Front vehicular access	35'
Side/rear vehicular access	15'
No vehicular access	15'
Dwelling units per zoning lot (max)	
By-right	4
Conditionally	12
Additional zoning lot area for each dwelling beyond 1 unit (min)	+ 800 SF
(2) Coverage	50-2-41
C Building coverage (max)	
1 to 4 units	50%
5 to 8 units	55%
9 to 12 units	60%
Outdoor amenity space (min)	n/a

(3) Building Setbacks	50-2-43
D Primary street lot line (min/max)	Avg. setback range or 15'/25'
E Side street lot line (min/max)	5'/20'
F Side lot line (min)	4'
Rear lot line (min)	4'
G Alley lot line (min)	6'
(4) Build-to	50-2-44
Street build-out (min % of lot width)	
H Primary street	65%
I Side street	35%
Pedestrian amenity allowance	n/a
(5) Parking Location	50-2-45
Front yard/side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

(b) BUILDING



(1) Massing	50-2-46	
Height (max)		
A Stories/feet	2.5/35'	
B Top plate	25'	
Width (max)		
C Primary street	40'	
D Side street	70'	
E Active depth (min)	9'	
(2) Story Height	50-2-47	
F Ground story height (min)	9'	
G Ground floor elevation (min/max)	2'/5'	

	Primary St.	Side St.
(3) Windows	50-2-48	
H Ground story (min)	10%	5%
I Upper story (min)	7%	5%
J Blank wall width (max)	10'	20'
(4) Doors	50-2-49	
K Street-facing entry spacing (max)	30'	50'

Examples are precedents shown for illustrative purposes only. Images do not reflect proposed zoning changes.

Discussion/Questions

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Next Steps

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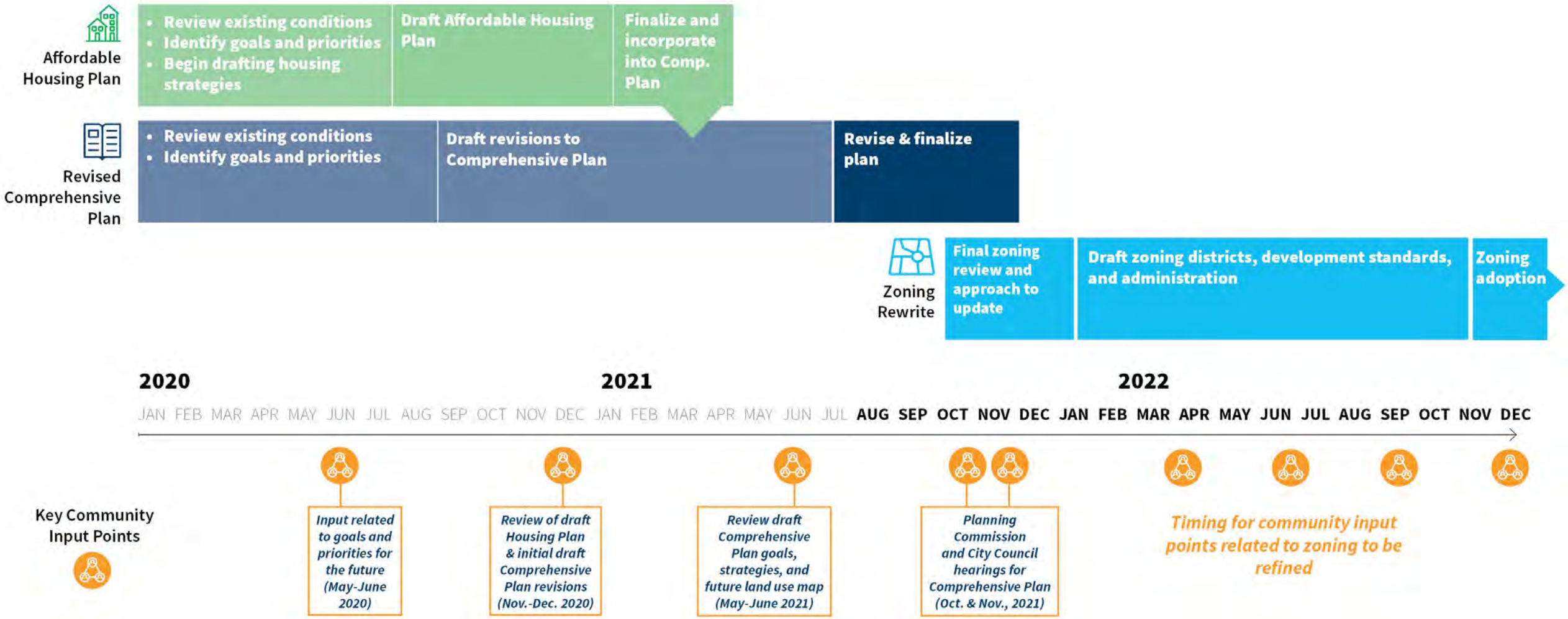
Project Schedule

SUBJECT TO CHANGE - *UPDATED AUGUST 10, 2021*


Affordable Housing Plan
• Review existing conditions
• Identify goals and priorities
• Begin drafting housing strategies
Draft Affordable Housing Plan
Finalize and incorporate into Comp. Plan
Revised Comprehensive Plan
• Review existing conditions
• Identify goals and priorities
Draft revisions to Comprehensive Plan
Revise & finalize plan
Zoning Rewrite
Final zoning review and approach to update
Draft zoning districts, development standards, and administration
Zoning adoption
2020
2021
2022
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC
Key Community Input Points
Input related to goals and priorities for the future (May-June 2020)
Review of draft Housing Plan & initial draft Comprehensive Plan revisions (Nov.-Dec. 2020)
Review draft Comprehensive Plan goals, strategies, and future land use map (May-June 2021)
Planning Commission and City Council hearings for Comprehensive Plan (Oct. & Nov., 2021)
Timing for community input points related to zoning to be refined

Questions & Comments from Community Attendees

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Thank you!

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